



FREDERICK COUNTY PLANNING COMMISSION

WINCHESTER HALL, FREDERICK, MARYLAND 21701



AGENDA

Wednesday August 12, 2009

APPROVED: _____

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NOTICES AND REMINDERS

THE COUNTY'S LOBBYING ORDINANCE (CHAPTER 1-7.2 OF THE CODE) REQUIRES THE REGISTRATION OF INDIVIDUALS AND ENTITIES THAT QUALIFY AS LOBBYISTS. IF YOU WILL BE TESTIFYING BEFORE THE PLANNING COMMISSION, THE ORDINANCE MAY REQUIRE THAT YOU REGISTER AS A LOBBYIST. IF YOU HAVE A QUESTION AS TO THE APPLICABILITY OF THIS ORDINANCE, PLEASE CONTACT THE COUNTY ATTORNEY'S OFFICE AT (301) 600-1030.

PLEASE TURN OFF ALL CELL PHONES, PAGERS, AND OTHER ELECTRONIC DEVICES DURING PLANNING COMMISSION MEETINGS. IF YOU MUST ATTEND TO BUSINESS OR ENGAGE IN A PRIVATE CONVERSATION, PLEASE EXIT THE HEARING ROOM SO AS NOT TO DISRUPT ANY PRESENTATION OR SPEAKERS.

PRIOR TO AN AGENDA ITEM BEING HEARD BY THE PLANNING COMMISSION, ANY INDIVIDUAL THAT WISHES TO SPEAK OR TESTIFY ON THE AGENDA ITEM WILL BE ASKED TO STAND AND BE SWORN IN. EACH INDIVIDUAL TESTIFYING WILL BE ASKED TO RAISE THEIR RIGHT HAND THEN ASKED THE FOLLOWING, "DO YOU SOLEMNLY SWEAR OR AFFIRM UNDER THE PENALTIES OF PERJURY THAT THE TESTIMONY YOU ARE ABOUT TO GIVE WILL BE THE WHOLE TRUTH AND NOTHING BUT THE TRUTH?". ALL INDIVIDUALS TESTIFYING WILL THEN BE ASKED TO RESPOND IN THE AFFIRMATIVE OR "I DO" THEN TO BE SEATED.

AGENDA ITEMS WILL BE REVIEWED IN SUCCESSION. IT IS THE RESPONSIBILITY OF THE APPLICANT AND OTHER PERSONS OF RECORD TO BE PREPARED TO DISCUSS THEIR AGENDA ITEM DURING THE RESPECTIVE SESSION.

APPLICANTS, APPLICANTS' REPRESENTATIVES AND CITIZENS: PLEASE BE PREPARED TO SPEAK WITHIN THE TIME ALLOTTED BY THE PLANNING COMMISSION FOR THE AGENDA ITEM WHICH YOU WILL BE TESTIFYING ON. WHEN CALLED UPON, ALL SPEAKERS WILL BE ASKED TO ADDRESS THE PLANNING COMMISSION FROM THE PODIUM.

ANYONE PRESENTING MATERIAL (PHOTOGRAPHS, LETTERS, GRAPHS, CHARTS, ETC.) TO THE PLANNING COMMISSION AT A MEETING SHOULD PROVIDE A MINIMUM OF TEN (10) COPIES FOR DISTRIBUTION TO THE MEMBERS AND STAFF.

INDIVIDUALS REQUIRING SPECIAL ACCOMMODATIONS FOR THIS MEETING ARE REQUESTED TO CONTACT THE COUNTY MANAGER'S OFFICE AT 301-600-1100 (TTY: USE MARYLAND RELAY) TO MAKE THE NECESSARY ARRANGEMENTS NO LATER THAN SEVEN (7) WORKING DAYS PRIOR TO THE MEETING. ANY CORRESPONDENCE TO THE PLANNING COMMISSION CAN BE SENT TO: PlanningandZoning@fredco-md.net

UPCOMING MEETINGS

Planning Commission Meetings/Workshops

(1st Floor Hearing Room, Winchester Hall)
Wednesday, August 12, 2009, Meeting @ 9:30 am
Wednesday, August 19, 2009 Workshop #2 @ 9:30am
Wednesday, August 26, 2009 Workshop #3 @ 9:30 am

Board of Appeals
Thursday, August 27th, 2009 Meeting @ 7:00 PM

*Contact The Division of Permitting and
Development Review (DPDR) at 301-600-1134
for preliminary/final plats, and site plan items*

- or -

*The Division of Planning at 301-600-1138 for
re-zonings, Ag-preservation, workshops, and
public hearing agenda items*

THE COMMISSION GENERALLY BREAKS FOR LUNCH AT 12:30 P.M. FOR MORNING/AFTERNOON SESSIONS AND FOR DINNER AT 5:30 P.M. FOR AFTERNOON/EVENING SESSIONS. HOWEVER, DEPENDING ON THE REMAINING AGENDA ITEMS SCHEDULED, THEY MAY MAKE A DETERMINATION TO CONTINUE HEARING ITEMS PRIOR TO TAKING A BREAK.



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ITEM	TIME	ACTION REQUESTED
9:30 A.M.		
1. <u>MINUTES</u>		APPROVAL
2. <u>PLANNING COMMISSION COMMENTS</u>		INFORMATIONAL
3. <u>AGENCY COMMENTS/AGENDA BRIEFING</u>		INFORMATIONAL
4. <u>ENTRANCE SPACING MODIFICATION</u>		DECISION
a. <u>Bear Den Farm Lot 1(remainder) and Lots 2-5</u> – Requesting two modifications of the entrance spacing policy. Located on the southwest intersection of Woodsboro Pike (Route 194), west of Baker Road. Zoned: Agricultural (AG) and Residential (R-1), Walkersville Planning Region. Tax Map 34 / Parcel 73, File# M-2853, AP# 9489 and #9490, Nikki Martin		
5. <u>PRELIMINARY PLAT</u>		DECISION
a) <u>Horan Property</u> – (New Application) Old Application heard at the December 2008 & March 2009 Agendas. Requesting approval for new section of public road to serve minor subdivision for five lots on 45 acres, located at the terminus of Winmoor Drive in the Knolls of Windsor Subdivision. Zoned: Residential (R-1). Urbana Planning Region. Tax Map 106 / Parcel 6. File# S1154, AP# 9613 & 9614 (FRO), Stephen O'Philips		
b) <u>Wedgewood Business Park, Lot 26 (amendment)</u> - Requesting approval of a Phase III Preliminary Plan Amendment proposing the addition of a 9.337 acres to the existing 2.009 acre Wedgewood Lot 26. The 9.337 acre parcel was joined to Lot 26 from the adjacent Russell Property via an addition plat which was approved on June 12, 2008. Located along International Boulevard north of English Muffin Way. Zoned: Limited Industrial (LI), Adamstown Planning Region. Tax Map 86 / Parcel 8. File# SP05-15, AP# 9442, Tolson DeSa		
6. <u>SITE PLAN</u>		DECISION
a) <u>Wedgewood Business Park, Lot 26</u> - The Applicant is requesting approval of 122,480 square feet of office/warehouse space occupying three (3) buildings on a 9.337 acre site. The 9.337 acre site is the subject of the Lot 26 Phase III Amendment proposal in order to join this parcel to		

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an existing 2.009 acre parcel known as Lot 26. Located along International Boulevard north of English Muffin Way. Zoned: Limited Industrial (LI), Adamstown Planning Region. Tax Map 86 / Parcel 8.

File# SP91-13w, AP# 9001, Tolson DeSa

- b) [Preston, Section 2 and Mains Heights](#) - Requesting approval of joint application for age-restricted community for 146 lots on 47.4 acres, located on Broad Branch Way and west of Mains Lane. Zoned R-3 Residential, in the New Market Planning Region. Tax Map 78 / Parcel 243 and 79 / 81 respectively.
File # S-1010, A/P# 9230, Stephen O'Philips

7. MISCELLANEOUS REQUEST

DECISION

- a) [Main's Heights](#) - Requesting modification of a condition of approval. Altered design with clubhouse for 59-lot subdivision (30 single-family and 29 townhouses) on 16.7 acres. Zoned: R-3 Residential, located west side Mains Lane, north side Bartonville Road. Tax Map 78 / Parcels 243 & 681.
File# S-002, A/P# 4331, Stephen O'Philips

8. SITE PLAN

DECISION

- a) [Mountain View Community Church](#) - Requesting re-approval for church of 30,700 sq. ft. on 20.5 acres. Located north side MD 80, and west side I-270. Zoned: Agriculture (AG). Urbana Planning Region. Tax Map 96 / Parcel 7.
File # SP02-13, A/P#'s 9607 & 9608, Stephen O'Philips
- b) [Toms Creek Church](#) - Requesting approval to rebuild a larger Fellowship Hall of 6,880 sq. ft. Zoned Agriculture (AG) Situated on 0.97 acres on the north side of Simmons Road and east side Toms Creek Church Road in the Thurmont Planning Region. Tax Map 15 / Parcel 47.
File # SP08-30, A/P#'s 8851 (SP), 9451 (APFO) & 8853 (FRO), Stephen O'Philips

9. EXTENSION REQUEST

DECISION

- a) [Russell Property](#) - Requesting Preliminary Plat extension approval of 6 industrial lots containing 11 warehouse/office buildings on 45.5 acres with 28.9 acre open space. Zoned: Limited Industrial (LI) and Planned Unit Development (PUD). Located West side Rt. 85, ¼ mile south of Executive Way. Tax Map 86 / Parcels 175 and 100.
File# S-1140 & SP04-11, AP# 9525, Stephen O'Philips